

**FINAL DEVELOPMENT PLAN CONDITIONS
as approved by the Planning Commission**

FDP 2010-PR-014A

September 20, 2011

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2010-PR-014A, on property located at Tax Map 29-3 ((1)) 48D, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved CDP/FDP entitled "Spring Hill Station Demonstration Project – Part A," prepared by Vika, Inc.; WDG Architecture, PLLC; and, ParkerRodriguez, Inc., and dated June 22, 2010 as revised through August 22, 2011, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Irrespective of the notes in the CDP/FDP, architecture of Building F1 shall be in substantial conformance with that shown on Sheets A-0.6 through A-0.10 of the CDP/FDP.
3. The uses permitted in Building F1 shall be restricted to residential and uses accessory to residential; a final development plan amendment shall be required to utilize the "retail/service" uses permitted by the CDP and proffers.